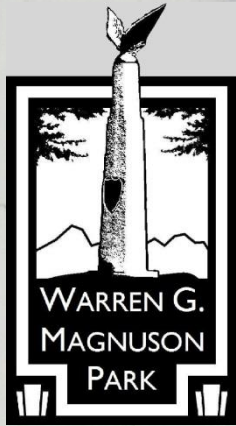


REQUEST FOR PROPOSALS



Building 2 Redeveloping Facilities and Operating Public Programming

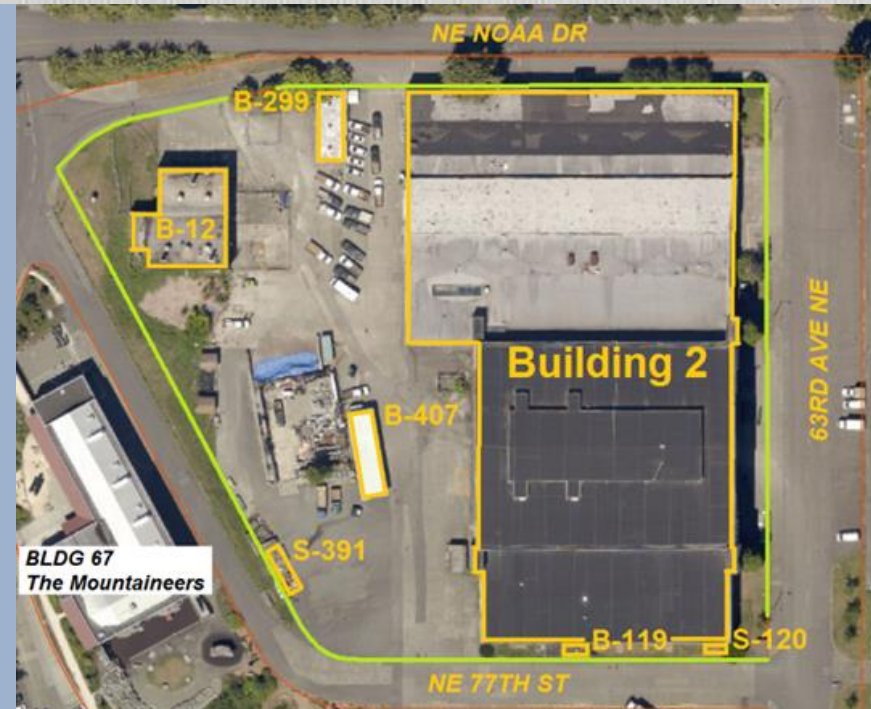
**WARREN G. MAGNUSON PARK
SEATTLE, WASHINGTON**



**DUE JUNE 3, 2016
4:00 PM PST**

REDEVELOPMENT & PUBLIC PROGRAMMING OPPORTUNITIES

- Seattle Parks and Recreation (SPR) is seeking proposals to develop Building 2 and to operate/manage recreation, arts and cultural, or environmental programming open to the public.
- Lead entity or organization will be responsible for financing, design, construction and operating/managing public programming in Building 2 and adjacent site areas.
- Selected proposal will result in a multiyear Agreement to redevelop the building and to operate/manage public programming.
- Proposals should address gaps in public recreational, arts and cultural, environmental programming and activities provided within Seattle Parks and Recreation and/or Warren G. Magnuson Park.



UNIQUE AIRCRAFT HANGARS

- Former aircraft Assembly & Repair facility including two hangars, workshops, and offices encompassing 140,000 – 144,000 SF.
- North Hangar 15,500 SF Floor to Truss 24 FT
- South Hangar 32,500 SF Floor to Truss 45 FT
- Opportunities to redevelop adjacent structures on Building 2 parcel, including former steam plant (Building 12), paint storage and shop.



Hangar North



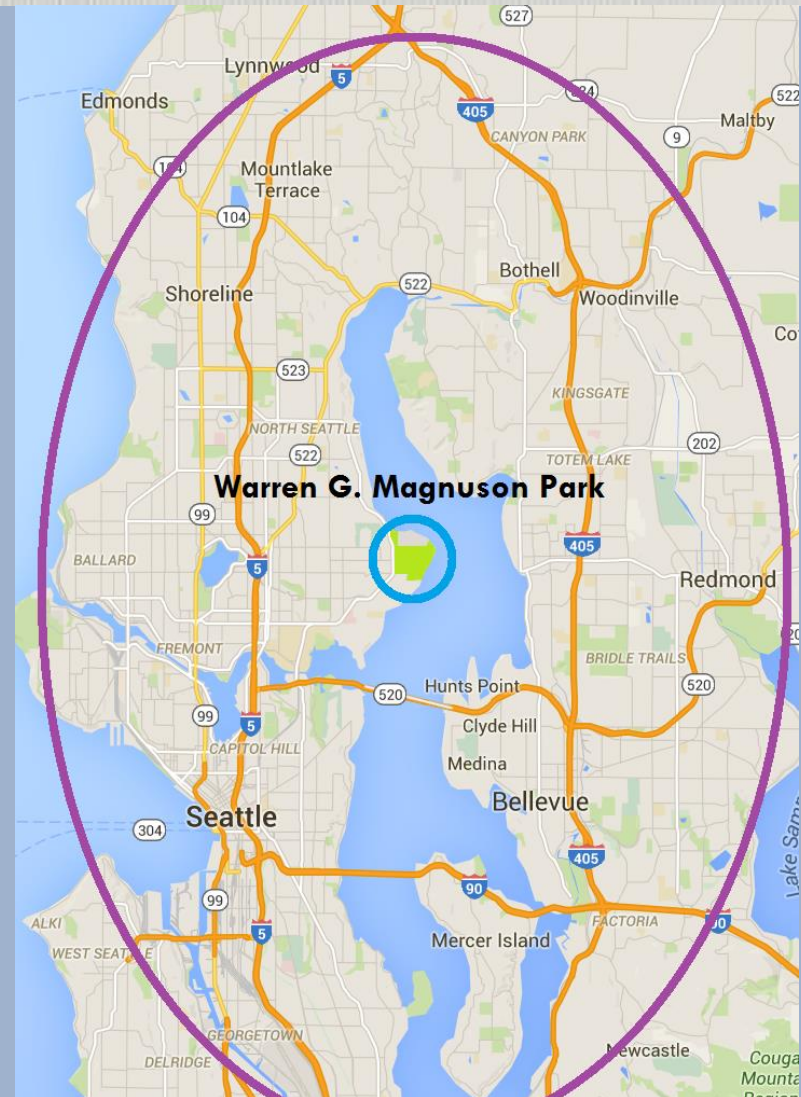
Building 12



Hangar South

PRIME REGIONAL LOCATION

- Warren G. Magnuson Park is situated on land from the former Naval Air Station Seattle and covers more than 300 acres along the western shore of Lake Washington.
- 2.2 miles northeast from UW Link Light Rail Station & University of Washington main campus
- 3.8 miles/2 minutes to I-5
- 4 miles/13 minutes to SR 520
- 7.5 miles northeast of downtown Seattle
- 21 miles northeast of Seattle-Tacoma International Airport
- More than a million population within 30 minute driving distance



MAGNUSON PARK AMENITIES & ACTIVITIES

Recreation

- Mickey Merriam Athletic Fields Complex: 9 Athletic Fields (5 all-weather, lighted); 100,000-140,000 users each year
- Programming provided year-round: Magnuson Community Center, Arena Sports, The Mountaineers, Sail Sand Point, Outdoors for All, Cascade Bicycle Club, Tennis Center Sand Point (10 indoor courts), DanceSport International
- 9-acre Off-Leash Area

Arts & Culture

- 300-seat theater operated by Seattle Musical Theatre
- Monthly gallery openings Building 30 (21 artist studios, Sand Point Arts and Cultural Exchange – SPACE)
- Special Event Hangar (Building 30) with more than 70 event days, 70,000 participants/visitors each year

Environment

- 53-Acre reconstructed wetland complex
- Headquarters: EarthCorps, The Mountaineers



PREVIOUS REDEVELOPMENT & INVESTMENT

\$60 Million from the City of Seattle

\$30 Million from these SPR Public-Private Partnerships:

- The Mountaineers Headquarters (2008)
- Arena Sports & Magnuson Athletic Club (2010)
- Tennis Center Sand Point (2013)
- Cascade Bicycle Club (2014)
- Waldorf High School (2014)

\$40 Million from the University of Washington & Solid Ground

Development Parameters & Opportunities

- Term up to 30 years, potential longer term with City Council approval
- Federal deed covenant “*park and recreation uses in perpetuity*”, must remain in SPR ownership
- Federal historic preservation tax credits may be available



SUCCESSFUL PROJECT EXAMPLE

Building 67 - The Mountaineers Headquarters (2008)



Before



After

SUCCESSFUL PROJECT EXAMPLE

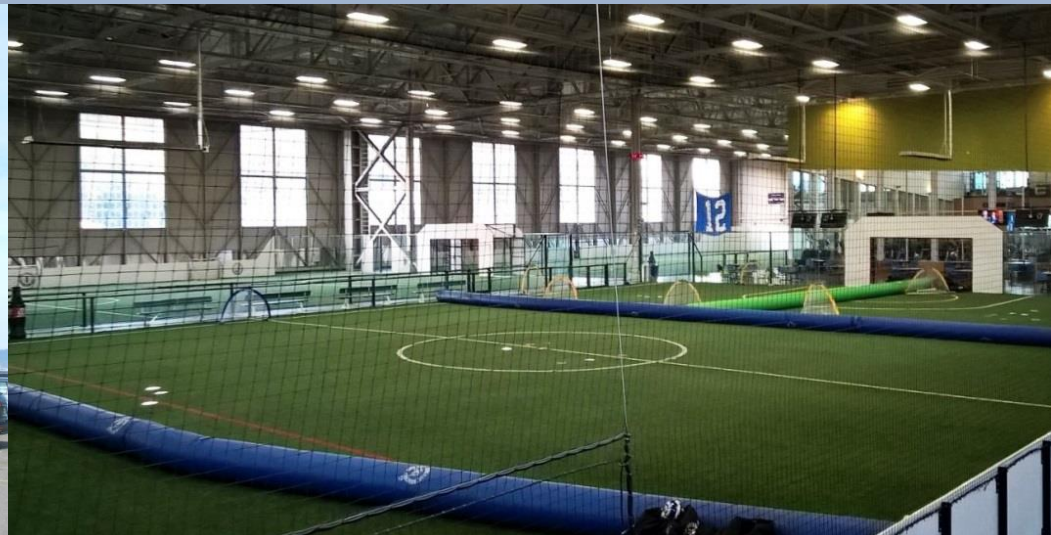
Building 27 - Arena Sports & Magnuson Athletic Club (2010)



Before



After



PROPOSAL SCHEDULE

Event	Dates	Location
RFP Release	January 11, 2015	
Pre-Submittal Conference & Site Tours Options	January 26, 2015 - 10 a.m. February 26, 2016 - 1 p.m. March 14, 2016 - 3 p.m.	Building/Hangar 2 Warren G. Magnuson Park 7727 63 rd Ave NE Seattle, WA. 98115
Deadline for Questions	March 31, 2016	
Deadline for Submitting Proposals	June 3, 2016, 4 p.m.	
Evaluation of Proposals	June 6 – August 5, 2016	
RFP Interviews	July 18-22, 2016	TBD
Announcement of Successful Proposer(s)	August 19, 2016	
Anticipated Agreement Negotiation Period	As Needed	TBD
Submittal of Agreement for City Council Approval	Following Completed Negotiations	
Anticipated Contract Execution	Following City Council Approval	

REQUEST FOR PROPOSALS



Building 2 Redeveloping Facilities and Operating Public Programming

WARREN G. MAGNUSON PARK
SEATTLE, WASHINGTON

FOR MORE INFORMATION:

Dan Iverson, Tenant Development Coordinator

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Seattle, WA 98115

Email: building2@seattle.gov

Web Site: <http://www.seattle.gov/parks/partnerships/rfp/htm>